

DEERWOOD HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
Deerfield Country Club
Westampton, New Jersey 08060
OPEN SESSION
APRIL 24, 2008
MINUTES

THOSE PRESENT: Kent Mahoney, President **THOSE ABSENT:**
Lenny Rankin, Vice President
Tom Kelly, Treasurer
Patricia Metoyer, Secretary
Dennis Mazur, Trustee

THOSE ALSO PRESENT: Leslie Stachowski, Community Manager, CMSG Inc.

CALL TO ORDER

The April 24, 2008 Open Meeting was called to order at 7:30 PM by Kent Mahoney, President.

APPROVAL OF MINUTES

The Board reviewed the minutes of the February 28, 2008 meeting as presented by Management.

MOTION: D. MAZAR

SECOND: K. MAHONEY

To approve the minutes of the February 28, 2008 meeting as presented.

ALL IN FAVOR.

OLD BUSINESS

Landscaping Update

Secretary Mazar reported the progress of the spring landscaping projects, including the recommendation of Lindy's to apply and additional fertilizer treatment in lieu of the cutting during the previous week. The additional fertilizer application would be added to the scheduled broadleaf weed control. There would be an additional charge for the fertilizer treatment. The Board concurred.

Secretary Mazar also advised that Lindy's would begin their irrigation system start-up inspection within the next week, and charge the system. The irrigation would not be turned on until necessary. It is anticipated that the system will be turned on as needed in mid-June. Lindy's will report all deficiencies in the system to the Landscaping Committee for resolution.

Mr. Mazar also reported that the Landscape Committee will meet on the 1st Thursday of each month and that the 1st Saturday of each month will be Community Clean-up Day.

Mr. Mazar closed his report by advising that all dead trees in the community have been removed. Some belonged to the Association and some to the homeowners. The homeowners will not be required to reimburse the Association for these services.

Three homeowners reported problems with their landscaping: 7 Doral – stated his lawn looks awful so he has been fertilizing and watering it himself. The Board thanked him for his efforts; 61 Cypress – reported too much thatch. CMSG will generate a work order to Lindy's to inspect the turf and report their

findings. 187 East Country Club – reported grubs in his rear lawn. The Board will address this problem with the Lindy's.

Spring Mulch Project

Management reported that they received notification from Lindy's that additional mulch was needed at a cost of \$2.00 per yard for the additional fuel cost to deliver the mulch.

MOTION: D. MAZAR

SECOND: K. MAHONEY

To pay Lindy's an additional \$720.00 surcharge for additional mulch.

ALL IN FAVOR.

NEW BUSINESS

Homeowners Insurance Coverage

President Mahoney advised the homeowners of the obligation to proof of insurance with the Association named as additional insured. Several homeowners reported that their carrier refused to comply, citing that it is illegal to provide this wording. A resident, who has worked in the insurance industry for 25 years, advised that this is common practice and simply allows the Association to be informed of any changes and/or cancellations to the policy, as well as be informed of any homeowner claims in which damage was incurred on the common element. The Association, in this case, would also receive notification of any monies paid to the owner to make repairs, so they can ensure the monies are spent for the repairs.

The Board advised the owners present that the Covenants should be strictly enforced and that all proof of insurance should provide the necessary wording to name the Association as additional insured.

2007 Year-End Audit Review

The Board agreed to table this matter, due to time constraints.

Signing of 2007 Year-End Tax Return

President Mahoney executed the 2007 tax return as required by the IRS. A \$143.00 refund is being reported on the return by the Association's auditor.

T-N-T Painting Project

The Board discussed the upcoming painting project, which will complete the existing agreement with TNT Painting. The final phase of this project will involve painting the front doors, door trim and sidelights for all homes in Section T-3 on East Country Club Drive. The Board asked that Management speak to TNT to schedule a start date, a list of Saturdays and to solicit a proposal for the multi-year project. They also asked for proposals from TNT for the next project, which will also include Cypress and Doral Drives in T-4.

FINANCIAL

Investment/Bank Account Discussion – Treasurer Kelly advised the homeowners that the Board will be meeting with a new financial advisor in June to discuss how they can better invest the Association's Operating and Long Term Reserve accounts.

LEGAL REPORT

Transition Update – President Mahoney advised the homeowners that there will be a meeting between Westampton Twp and Beazer on May 13 wherein discussion will ensue regarding Beazer's bond release. The Board has authorized Counsel and Management to attend this meeting. In the interim, Beazer was notified by the Township that all bond punchlist items must be completed by June 30.

There being no further business,

MOTION: P. METOYER

To adjourn the meeting at 8:30 PM.

ALL IN FAVOR.

SECOND: T. KELLY